

# FAYETTE LEGAL JOURNAL

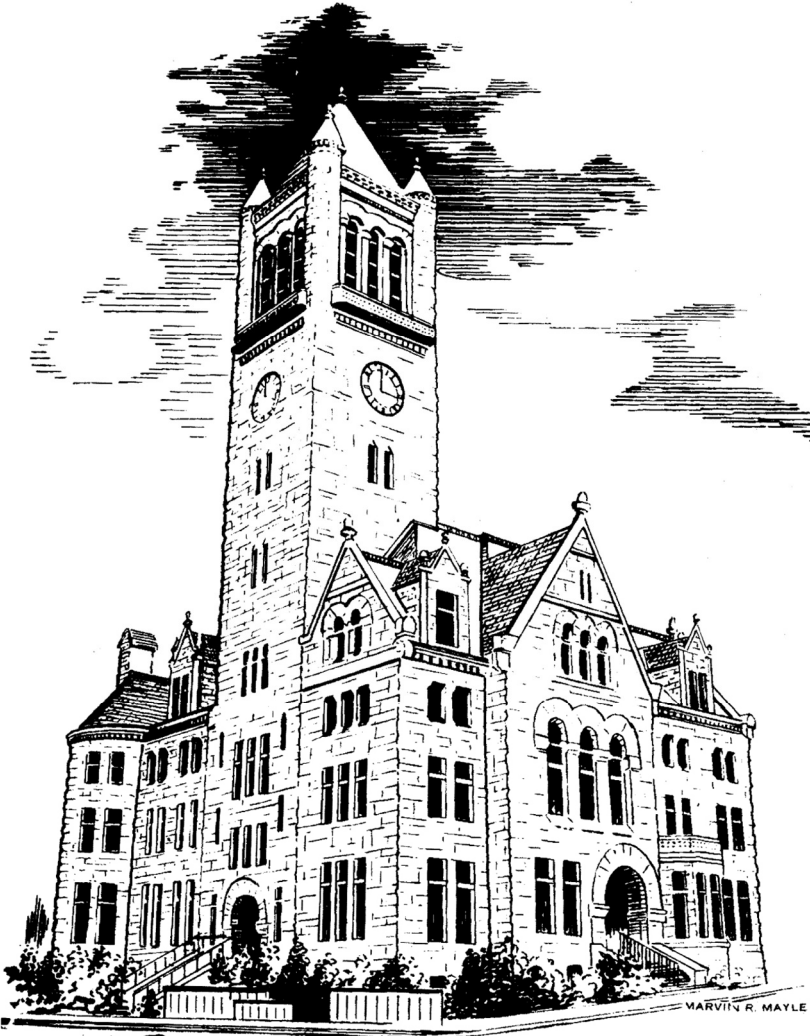
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## FAYETTE LEGAL JOURNAL

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**Co-Editors:** Garnet L. Gordon and Melinda Deal Dellarose

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## ESTATE NOTICES

Notice is hereby given that letters testamentary or of administration have been granted to the following estates. All persons indebted to said estates are required to make payment, and those having claims or demands to present the same without delay to the administrators or executors named.

### Third Publication

**WILMA GRACE ANDERSON**, late of Uniontown, Fayette County, PA <sup>(3)</sup>

*Executrix:* Linda Bowersox  
c/o Adams Law Offices, PC  
55 East Church Street, Suite 101  
Uniontown, PA 15401  
*Attorney:* Jason Adams

**SAMUEL C. BROOKS**, late of Connellsville, Fayette County, PA <sup>(3)</sup>

*Executrix:* Susan M. Coleman  
c/o Goodwin Como, P.C.  
108 North Beeson Boulevard, Suite 400  
Uniontown, PA 15401  
*Attorney:* Benjamin Goodwin

**ANNA M. DAVOLI**, late of South Union Township, Fayette County, PA <sup>(3)</sup>

*Executrix:* Mary Ann Cuteri  
c/o Adams Law Offices, P.C.  
55 East Church Street, Suite 101  
Uniontown, PA 15401  
*Attorney:* Jason Adams

**GERALDINE M. HAMMERASH**, late of Perryopolis, Fayette County, PA <sup>(3)</sup>

*Administratrix:* Tracey Scott  
c/o The Law & Mediation Offices of Deborah L. Lesko, P.C.  
373 Vanadium Road  
Pittsburgh, PA 15243  
*Attorney:* Deborah Lesko

**EDWARD SAMUEL PROVANCE, a/k/a EDWARD S. PROVANCE**, late of German Township, Fayette County, PA <sup>(3)</sup>

*Administratrix:* Twila Johnston  
c/o George & George  
92 East Main Street  
Uniontown, PA 15401  
*Attorney:* Joseph M. George

**LUKE STASH**, late of South Connellsville, Fayette County, PA <sup>(3)</sup>

*Personal Representatives:* Damon Stash and Jenifer Stash  
c/o Rowan Law Office  
890 Vanderbilt Road  
Connellsville, PA 15425  
*Attorney:* Mark Rowan

**JOHN F. SZUCH, JR.**, late of Brownsville, Fayette County, PA <sup>(3)</sup>

*Administrator:* Brianne Jacobs  
c/o Goodwin Como, P.C.  
108 North Beeson Boulevard, Suite 400  
Uniontown, PA 15401  
*Attorney:* Benjamin Goodwin

**LYDIA LOUISE WALTERS, a/k/a LYDIA L. WALTERS**, late of Menallen Township, Fayette County, PA <sup>(3)</sup>

*Co-Executrix:* Judi Walters Morrow, Sandra L. Walters, and Patricia E. Walters Lenhart  
c/o Goodwin Como, P.C.  
108 North Beeson Boulevard, Suite 400  
Uniontown, PA 15401  
*Attorney:* Benjamin Goodwin

**CHARLES EDWARD ZISKA**, late of Uniontown, Fayette County, PA <sup>(3)</sup>

*Executor:* Paul E. Perry  
c/o Adams Law Offices, P.C.  
55 East Church Street, Suite 101  
Uniontown, PA 15401  
*Attorney:* Jason Adams

## Second Publication

**ROSEANNE CAMPBELL**, late of Chalk Hill, Fayette County, PA (2)

*Executrix:* Anne Campbell-Thomeer  
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Williamsville, New York 14221  
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Uniontown, PA 15401  
*Attorney:* Michelle Kelley

**BENJAMIN CONRAD, SR.**, late of Smithfield, Fayette County, PA (2)

*Administratrix:* Jacquelyn M. Conrad  
c/o 4 North Beeson Boulevard  
Uniontown, PA 15401  
*Attorney:* Sheryl R. Heid

**DAVID JEREMY CUMMINGS**, late of Uniontown, Fayette County, PA (2)

*Administratrix:* Christine D. Cummings  
c/o John & John  
96 East Main Street  
Uniontown, PA 15401  
*Attorney:* Simon B. John

**CHARLES M. GARLICK**, late of Dunbar Township, Fayette County, PA (2)

*Executor:* Adam R. Garlick  
c/o Molinaro Law Offices  
141 West Peach Street  
P.O. Box 799  
Connellsville, PA 15425  
*Attorney:* Carmine V. Molinaro, Jr.

**LYDIA M. GENTILE**, late of South Union Township, Fayette County, PA (2)

*Executor:* Andrew J. Abraham  
c/o John & John  
96 East Main Street  
Uniontown, PA 15401  
*Attorney:* Simon B. John

**CARL L. JURKIEWICZ, a/k/a CARL LOUIS JURKIEWICZ**, late of Washington Township, Fayette County, PA (2)

*Executrix:* Geraldine Jurkiewicz  
208 Sherwood Street  
Belle Vernon, PA 15012  
c/o Shire Law Firm  
1711 Grand Boulevard  
Park Centre

Monessen, PA 15062  
*Attorney:* Mark J. Shire

**BEDY RICHARD LIZZA, a/k/a BEDY R. LIZZA**, late of Lemont Furnace, Fayette County, PA (2)

*Executrix:* Cathleen A. Muzika  
c/o Goodwin Como, P.C.  
108 North Beeson Boulevard, Suite 400  
Uniontown, PA 15401  
*Attorney:* Benjamin Goodwin

**BRENDA P. NICKELSON**, late of Connellsville, Fayette County, PA (2)

*Executor:* C. Thomas Nickelson  
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141 West Peach Street  
P.O. Box 799  
Connellsville, PA 15425  
*Attorney:* Carmine V. Molinaro, Jr.

**BRANDON C. PETERSON**, late of Upper Tyrone Township, Fayette County, PA (2)

*Administratrix:* Sheila K. Peterson  
c/o Kristen L. Behrens, Esq.  
457 Haddonfield Rd., Ste. 700  
Cherry Hill, NJ 08002  
*Attorney:* Kristen L. Behrens  
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457 Haddonfield Rd., Ste. 700,  
Cherry Hill, NJ 08002

**CLARENCE V. STRINER**, late of Bullskin Township, Fayette County, PA (2)

*Executrix:* Beverly J. Moore  
c/o Molinaro Law Offices  
141 West Peach Street  
P.O. Box 799  
Connellsville, PA 15425  
*Attorney:* Carmine V. Molinaro, Jr.

**SAMUEL THOMAS, a/k/a SAMUEL O. THOMAS**, late of Vanderbilt, Fayette County, PA (2)

*Administratrix:* Ruth Thomas  
c/o 426 Wray Large Road  
Jefferson Hills, PA 15025  
*Attorney:* Howard Murphy

**TONI RUTH THOMAS**, late of Farmington,  
Fayette County, PA (2)

*Co-Executrix:* Daniel Thomas, Jr. and  
Terry Nau  
c/o Goodwin Como, P.C.  
108 North Beeson Boulevard, Suite 400  
Uniontown, PA 15401  
*Attorney:* Benjamin Goodwin

**ANNE M. VINOVERSKI**, late of Dunbar  
Township, Fayette County, PA (2)

*Co-Executrices:* Dianne McFeaters and  
Sharon Yourchik  
c/o Radcliffe Law, LLC  
648 Morgantown Road, Suite B  
Uniontown, PA 15401  
*Attorney:* William M. Radcliffe

**DAVID WHORIC, a/k/a DAVID MICHAEL  
WHORIC**, late of Dunbar Township, Fayette  
County, PA (2)

*Executor:* David Christian Whoric  
c/o Molinaro Law Offices  
141 West Peach Street  
P.O. Box 799  
Connellsville, Pa 15425  
*Attorney:* Carmine V. Molinaro, Jr.

**SAM WYLIE, a/k/a SAM S. WHLIE, a/k/a  
SAM STEWART WYLIE**, late of Wharton  
Township, Fayette County, PA (2)

*Administratrix:* Afton Wylie  
c/o 206 Derrick Avenue  
Uniontown, Pa 15401  
*Attorney:* Gary N. Altman

## First Publication

**MARY BAKER**, late of Connellsville, Fayette  
County, PA (1)

*Administratrix:* Danyael Clark and  
Rebekah Clark  
5500 Oakley Industrial Boulevard,  
Apt. 415  
Fairburn, Georgia 30213  
c/o Fieschko & Associates, Inc.  
436 7th. Avenue, Suite 2230  
Pittsburgh, PA 15219  
*Attorney:* Joseph Fieschko

**HARRY J. BROWNFIELD, JR., a/k/a  
HARRY J. BROWNFIELD, a/k/a HARRY  
BROWNFIELD, a/k/a JAY BROWNFIELD**,  
late of South Union Township, Fayette County,  
PA (1)

*Administrator:* Todd A. Brownfield  
c/o Watson Mundorff, LLP  
720 Vanderbilt Road  
Connellsville, PA 15425  
*Attorney:* Timothy J. Witt

**HOWARD EUGENE BURKHOLDER**, late  
of German Township, Fayette County, PA (1)

*Administrator:* Kenneth Burkholder  
510 East Greene Street  
Carmichaels, PA 15320  
c/o Meyer Law Office, P.C.  
76 North Richhill Street  
Waynesburg, PA 15370  
*Attorney:* Brandon Meyer

**ALBERT GENE KISKO**, late of Georges  
Township, Fayette County, PA (1)

*Co-Executors:* Anthony Gene Kisko and  
Tammy Sue Kisko  
c/o 11 Pittsburgh Street  
Uniontown, PA 15401  
*Attorney:* Thomas W. Shaffer

**HELEN FIEDOR**, late of Uniontown, Fayette  
County, PA (1)

*Executor:* Craig A. Fiedor  
212 Braddock Avenue  
Uniontown, PA 15401

**NELLIE B. HODGE**, late of Connellsville,  
Fayette County, PA (1)

*Executrix:* Jacqueline Rudolchick  
c/o Casini & Geibig  
815B Memorial Boulevard  
Connellsville, PA 15425  
*Attorney:* Jennifer M. Casini

**GLENDA FAYE LOGSTON**, late of Luzerne  
Township, Fayette County, PA (1)

*Personal Representative:* Cory Lawson  
144 Penncraft Road  
East Millsboro, PA 15433  
c/o Davis & Davis  
107 East Main Street  
Uniontown, PA 15401  
*Attorney:* Jeremy J. Davis

**JOANNE MANETTA, a/k/a JOANNE K. MANETTA**, late of Washington Township, Fayette County, PA (1)

*Co-Executors:* Vincent Manetta  
709 Fayette Avenue  
Belle Vernon, PA 15012  
Dean Smith  
31 Westmoreland Drive  
Monessen, PA 15062  
c/o 401 Sixth Street at Washington Avenue  
P.O. Box 1  
Charleroi, Pa 15022  
*Attorney:* Alan Benyak

**MARLENE L. MCGILL, a/k/a MARLENE LOUISE MCGILL**, late of Masontown, Fayette County, PA (1)

*Personal Representative:* Beth Shaw  
128 Sangston Avenue  
Masontown, PA 15461  
c/o Davis and Davis  
107 East Main Street  
Uniontown, Pa 15401  
*Attorney:* Samuel J. Davis

**JOYCE A. NUC CETELLI, a/k/a JOYCE ANN NUC CETELLI**, late of South Union Township, Fayette County, PA (1)

*Executor:* Gary L. Nuccetelli  
c/o 9 Court Street  
Uniontown, PA 15401  
*Attorney:* Vincent J. Roskovensky, II

**ALVIE P. SUMEY, a/k/a ALVIE PAUL SUMEY, a/k/a ALVIE SUMEY**, late of Dunbar Township, Fayette County, PA (1)

*Co-Executors:* Donald W. Faust and John W. Faust  
c/o 9 Court Street  
Uniontown, PA 15401  
*Attorney:* Vincent J. Roskovensky, II

**EDWARD A. WARNER, a/k/a EDWARD ARTHUR WARNER**, late of Springfield, Fayette County, PA (1)

*Executrix:* Sherlyn S. Warner  
798 Mill Run Road  
Mill Run, PA 15646  
c/o King Legal Group, LLC  
114 North Maple Avenue  
Greensburg, Pa 15601  
*Attorney:* Robert W. King

**MICHELE HOUCK WILCOSKY**, late of South Union Township, Fayette County, PA (1)

*Executrix:* Brittany Wilcosky  
24 Warden Street  
Uniontown, Pa 15401  
c/o 51 East South Street  
Uniontown, PA 15401  
*Attorney:* Anthony S. Dedola, Jr.

## LEGAL NOTICES

IN THE COURT OF COMMON PLEAS  
Fayette COUNTY  
CIVIL ACTION - LAW  
ACTION OF MORTGAGE FORECLOSURE  
Term No. 34 of 2021 GD  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

QUEST IRA, INC., FBO: RAY TROUNDAY,  
IRA ACCOUNT # 2675011

Plaintiff

vs.

ANDREA J. COPTIS & MICHAEL C.  
STOYKO

Mortgagor and Real Owner  
Defendant

NOTICE TO: **MICHAEL C. STOYKO**

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Your house at 663 Walnut Hill Road, Uniontown, PA 15401 is scheduled to be sold at Sheriff's Sale on Thursday, May 19, 2022, at 2:00 PM, in Sheriff's Office Courthouse Uniontown PA to enforce the court judgment of \$101,583.46 obtained by QUEST IRA, INC., FBO: RAY TROUNDAY, IRA ACCOUNT # 2675011 against you.

### NOTICE

If you wish to defend, you must take action, by entering a written appearance personally or by attorney and filing your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and you may lose

money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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Michael T. McKeever  
Attorney for Plaintiff  
KML Law Group, P.C., PC  
Suite 5000, BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

**SHERIFF'S SALE**

By virtue of the below stated writs out of the Court of Common Pleas of Fayette County, Pennsylvania, the following described properties will be exposed to sale by James Custer, Sheriff of Fayette County, Pennsylvania on Thursday, May 19, 2022, at 2:00 p.m. in Courtroom Number Three at the Fayette County Courthouse, Uniontown, Pennsylvania.

The terms of sale are as follows:

Ten percent of the purchase price, or a sufficient amount to pay all costs if the ten percent is not enough for that purpose. Same must be paid to the Sheriff at the time the property is struck off and the balance of the purchase money is due before twelve o'clock noon on the fourth day thereafter. Otherwise, the property may be resold without further notice at the risk and expense of the person to whom it is struck off at this sale who in case of deficiency in the price bid at any resale will be required to

make good the same. Should the bidder fail to comply with conditions of sale money deposited by him at the time the property is struck off shall be forfeited and applied to the cost and judgments. All payments must be made in cash or by certified check. The schedule of distribution will be filed the third Tuesday after date of sale. If no petition has been filed to set aside the sale within 10 days, the Sheriff will execute and acknowledge before the Prothonotary a deed to the property sold. (2 of 3)

James Custer  
Sheriff Of Fayette County

**PINCUS LAW GROUP, PLLC**

By: Alicia Sandoval (311874)  
Jonathan M. Etkowicz (208786) 2929 Arch  
Street, Suite 1700  
Philadelphia, PA 19104  
Telephone: 484-575-2201  
Facsimile: 516-279-6990  
E-mail: asandoval@pincuslaw.com  
jetkowicz@incuslaw.com

No. 586 of 2020, G.D.  
No. 121 of 2020 E.D.

**LEGACY MORTGAGE ASSET TRUST**

**2019- GS7,  
Plaintiff,**

**v.**

**MONTY LILLEY,  
Defendant.**

ALL THAT CERTAIN lot or piece of ground situate in MENALLEN TOWNSHIP, County of Fayette and Commonwealth of Pennsylvania, being Lot No. 2 in the Carbonara & Chico Plan of Lots, as recorded in said county Recorder's Office in Plan Book Volume 68, at page 68.

ADDRESS: 7409 NATIONAL PIKE  
ROAD, A/K/A 7409 NATIONAL PIKE,  
UNIONTOWN, PA 15401

TAX PARCEL 22-17-0019-01

# Registers' Notice

Notice by JEFFREY L. REDMAN, Register of Wills and Ex-Officio Clerk of the Orphans' Court Division of the Court of Common Pleas

Notice is hereby given to heirs, legatees, creditors, and all parties in interest that accounts in the following estates have been filed in the Office of the Clerk of the Orphans' Court Division of the Court of Common Pleas as the case may be, on the dates stated and that the same will be presented for confirmation to the Orphans' Court Division of Fayette County on

**Monday, May 2, 2022, at 9:30 A.M.**

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2620-0709	ROSE MARIE KOZIEL	Robert A. Koziel and Joycelyn A. Walters, Co-Executors
2621-0605	SHIRLEY ENLOW	Jeanne Bartholomai, Executrix

Notice is also hereby given that all of the foregoing Accounts will be called for Audit on

**Monday, May 16, 2022, at 9:30 A.M.**

in Courtroom No. 5 of the **Honorable Joseph M. George, Jr.** or his chambers, Third Floor, Courthouse, Uniontown, Fayette County, Pennsylvania, at which time the Court will examine and audit said accounts, hear exceptions to same or fix a time therefore, and make distribution of the balance ascertained to be in the hands of the Accountants.

Notice is hereby given to heirs, legatees, creditors, and all parties in interest that accounts in the following estates have been filed in the Office of the Clerk of the Orphans' Court Division of the Court of Common Pleas as the case may be, on the dates stated and that the same will be presented for confirmation to the Orphans' Court Division of Fayette County on

**Monday, May 2, 2022, at 9:30 A.M.**

<u>Estate Number</u>	<u>Estate Name</u>	<u>Accountant</u>
2617-0914	JAMES K. ALBRIGHT	Tina M. Dull, Administratrix
2610-0146	ELIZABETH KEKELA	Bernadette Lucia, Administrator

Notice is also hereby given that all of the foregoing Accounts will be called for Audit on

**Monday, May 16, 2022, at 9:30 A.M.**

in Courtroom No. 1 of the **Honorable Steve P. Leskinen** or his chambers, Second Floor, Courthouse, Uniontown, Fayette County, Pennsylvania, at which time the Court will examine and audit said accounts, hear exceptions to same or fix a time therefore, and make distribution of the balance ascertained to be in the hands of the Accountants.



## **WARMAN ABSTRACT & RESEARCH LLC**

**JOHN F. WARMAN**

**518 Madison Drive**

**Smithfield, PA 15478**

**724-322-6529**

**johnfranciswarman@gmail.com**

**COMMERCIAL/RESIDENTIAL/CURRENT OWNER/MINERAL TITLE**

**A DECADE OF EXPERIENCE**

**E&O INSURED**

**WILL TRAVEL**

**ACCEPTING NEW CLIENTS**

JUDICIAL OPINION

IN THE COURT OF COMMON PLEAS OF FAYETTE COUNTY, PENNSYLVANIA  
CIVIL DIVISION

IN RE :  
FAYETTE COUNTY 2014 JUDICIAL :  
(FREE AND CLEAR) SALE SCHEDULE OF :  
PROPOSED DISTRIBUTION : No. 87 of 2021, G.D.  
: Honorable Linda R. Cordaro

OPINION

Linda R. Cordaro, J.

February 16, 2022

SUMMARY

Currently before this Court is an Amended Petition to Set Aside the Proposed Schedule of Distribution for the tax sale that is the subject of Case No. 1545 of 2014 G.D. The Petitioner, Tomas Phillips, was the highest bidder at the tax sale for the property and purchased it in 2014. The original schedule of distribution proposed by the Fayette County Tax Claim Bureau in 2014 showed a balance of \$12,177.26 to be paid to Candace Hill, the delinquent owner. Petitioner now asks this Court to set the schedule aside and refund the balance to him instead.

BACKGROUND

On June 9, 2014, the property at 401 Johnston Avenue (ID number 05-06-0136) was subject to a free and clear tax sale. Candace Hill, the delinquent owner, originally filed exceptions and objections to the sale and petitioned for it to be set aside. (No. 1545 of 2014 G.D.) Tomas Phillips, the purchaser of the subject property, was an intervenor on the case.

On November 14, 2014, the Honorable Joseph M. George, Jr. ordered that Ms. Hill had 30 days in which to pay all delinquent taxes and interest on the subject premises, all direct costs of notice of the sale, plus a pro-rated portion of the advertising. If Ms. Hill complied, then the Fayette County Tax Bureau was ordered to refund all monies paid by the highest bidder. If Ms. Hill failed to comply, then the Bureau was to issue a deed to the highest bidder.

Ms. Hill did not pay the required funds by the deadline. On January 20, 2015, Tomas Phillips filed a motion to distribute proceeds from the tax sale so that the balance of funds remaining after deducting costs, taxes, and liens would be refunded to him. On January 22, 2015, Ms. Hill filed her own motion to distribute the proceeds to her "as the record owner at the time the sale took place." At that time, the schedule prepared by the Fayette County Tax Claim Bureau proposed a distribution to Ms. Hill of \$12,177.26, the balance remaining after costs, taxes, and liens were deducted from the final bid price of \$20,000 paid by Tomas Phillips.

Both motions were withdrawn without prejudice according to a January 28, 2015 Order after "consideration of the statements made by counsel for all parties in open court and there being no objection." No further actions on No. 1545 of 2014 have been recorded.

On December 13, 2021, Mr. Phillips obtained a default judgment for quiet title of the property. (No. 1335 of 2021 G.D.)

Mr. Phillips now argues that because he is the person whose name last appears on the deed of the property, he is the "owner" of the property as defined by 72 Pa.C.S.A. § 5860.102. As this is the case, and as Ms. Hill has abandoned the property and did not respond to his quiet title action, she has no interest in the property, and Mr. Phillips is entitled to the proceeds of the tax sale.

### DISCUSSION

Petitioner cites to the definition section of 72 Pa.C.S.A. § 5860 as support for his argument. The definitions set forth by 72 Pa.C.S.A. § 5860.102 as to real estate tax sales state that an "owner" is "the person in whose name the property is last registered" or "whose name last appears as an owner of record on any deed or instrument of conveyance recorded in the county office" Section 5860.102 also defines a "delinquent property owner" using identical language: one "whose taxes on the subject property are delinquent and in whose name the property is last registered" or "whose name last appears as an owner of record on a deed or instrument of conveyance recorded in the county office . . . ."

Two individuals on opposite sides of a real estate purchase transaction cannot simultaneously be the "last registered" person on a deed. Either the "owner" is the one whose property is being sold or the "owner" is the one that purchases the property. Since the purchaser cannot be delinquent on taxes for a property he does not (yet) own, it is entirely reasonable that the "delinquent property owner" is the one whose property is being sold, i.e., the "last registered" on the deed. Because § 5860.102 uses identical language to define an "owner," it follows that the "owner" is not the purchaser, but the one whose property is being sold.

Clearly, in this case, Ms. Hill was the owner at the time of the tax sale. Petitioner's argument is unpersuasive that because he now is the last registered name on the deed, he therefore is the "owner" for purposes of distribution of proceeds of the sale. Petitioner's name is only on the deed now as a result of the tax sale itself and the transaction was based on his bid of \$20,000.

If, as Petitioner argues, the purchaser at a tax sale is entitled to the remainder of the proceeds of the sale, then there would be no need for a bidding process. The purchase price of any tax sale property would always equal the delinquency amount. Such a scheme would deprive delinquent owners of any monetary value in exchange for their properties.

Finally, under 72 P.S. § 5860.205(f):

Whenever no claim for payment of any balance due the owner of the property is presented by or on behalf of the owner within a period of three (3) years of the date of the sale, the balance of the proceeds shall be distributed to the respective taxing districts pro rata based on the millage imposed by the respective taxing districts as of the year such property was sold. Interest earned by the proceeds of the sale during this three-year period shall be retained by the county.

Petitioner did timely file a motion to distribute proceeds in January 2015, but the motion was withdrawn. Thereafter, he did not file another petition until January 15, 2021, over six (6) years after the sale.

Therefore, even if this Court were to find that Petitioner is the owner of the property for distribution purposes, the January 2021 filing is untimely, and he would not be entitled to claim the funds now.

ORDER

AND NOW, this 18th day of February, 2022, in consideration of the Amended Petition to Set Aside Distribution, it is hereby ORDERED and DECREED that:

(1) The Petition of Tomas Phillips is hereby DENIED.

(2) Within fifteen (15) days of this Order, the Fayette County Tax Claim Bureau shall make all reasonable efforts to notify Candace Hill of the balance remaining from the sale of 401Johnston Avenue (ID number 05-06-1036). The Bureau shall provide proof that service was effected upon Ms. Hill herself or proof that such service was attempted.

A copy of this Order shall be served upon the Fayette County Tax Claim Bureau.

BY THE COURT:  
Linda R. Cordaro, Judge

ATTEST:  
Clerk of Courts

February 16, 2022

## LUNCH & LEARN SERIES

The Fayette County Bar Association's next presentation in its Lunch & Learn Series will be:

- Date: **Wednesday, April 20th from 12:00 p.m. to 1:00 p.m.**
- Location: Courtroom No. 1 of the Fayette County Courthouse
- Discussion topics: **Class Actions and the Local Practitioner**
- Presenter: **William "Trip" Radcliffe, Esquire**

### CLE Credit

1.0 hours of Substantive CLE credit for the program. The fees are as follows:

Members of the FCBA

- No charge for attendance without CLE Credit
- \$10 fee for attendance with CLE Credit

Attorneys admitted to practice in Pennsylvania after January 1, 2016

- No charge for attendance with CLE Credit

Non-members of the FCBA

- \$10 fee for attendance without CLE Credit
- \$40 fee for attendance with CLE Credit

**\*\* All fees to be paid at the door \*\***  
A light lunch will be provided.

### RSVP

If interested in attending, please call Cindy at the Bar office at 724-437-7994 or email to [cindy@fcbar.org](mailto:cindy@fcbar.org) on or before Monday, April 18th.

## EMPLOYMENT OPPORTUNITY

### **Southwestern Pennsylvania Legal Services, Inc. Employment Opportunity Staff Attorney**

Southwestern PA Legal Aid is a non-profit organization in the Pennsylvania Legal Aid Network (PLAN). Our mission is to stabilize and improve the families, housing, and finances of low-income and other vulnerable southwestern Pennsylvania residents through legal advice, representation, and other assistance. We are seeking a staff attorney for our Fayette County office.

As a member of our team, you will:

- Advise and represent parents and other custodians in family and juvenile matters related to juvenile dependency and child custody or support
- Advise and represent our clients in housing and domestic abuse matters
- Maintain a commitment to advocate for the rights of our low-income community

This position will be full-time with benefits but with a prohibition against the outside practice of law. Flexible work schedules are permitted, when possible, though court appearances will be required as determined by the Fayette County Court of Common Pleas. You must be licensed to practice in Pennsylvania.

Diversity, equity, and inclusion are essential tenets of our mission, and our work environment and practices reflect our commitment to uplifting the marginalized and oppressed communities we serve. We strive to recruit and retain a full spectrum of staff who are representative of our communities' diverse demographics.

Send resume and at least two references to:

Brian V. Gorman  
Executive Director  
brian.gorman@splas.org

*Join us for an evening of camaraderie with your colleagues as we honor the retirement of President Judge John F. Wagner, Jr. at the*

127th ANNUAL FAYETTE COUNTY BAR ASSOCIATION



*Bar  
Banquet*

APRIL  
FRIDAY **29** 2022

5:30 COCKTAIL RECEPTION  
6:30 STEAKHOUSE & SEAFOOD BUFFET

NEMACOLIN WOODLANDS RESORT  
1001 LAFAYETTE DRIVE  
FARMINGTON, PA 15437

KINDLY REPLY BY FRIDAY, APRIL 15TH

RSVP TO THE ASSOCIATION  
724-437-7994 OR CINDY@FCBAR.ORG  
NO CHARGE FOR FCBA MEMBERS  
\$300 LAW-RELATED GUEST FEE

*Quality... Experience... Results...  
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*Medical Malpractice • Auto Accidents • Personal Injury*



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